

City of Bothell

Notice of Decision

Issue date: December 17, 2018

Examiner Decision: APPROVE preliminary subdivision and GRANT Critical Areas Alteration Permit, both subject to conditions

Permittee: Win Lessley, Adair Enterprises, LLC
15922 East Shore Drive
Lynnwood, WA 98087

Project case #: SUB2016-09321, CAPR2016-09365

Project name: Milam's Hidden Terrace Preliminary Plat and Critical Areas Alteration

Project Location: 10120 NE 197th Street, Vacant property east of addresses 19706 and 19614
100th Ave NE, Bothell WA 98011

Project description: The applicant proposes subdivision of 2.62 acres of vacant land into 9 parcels for single family homes with a critical area alteration to reduce buffer from 50 feet to 37.5 feet as allowed in BMC 14.04.530.F.4.2.a. The acreage for subdivision is created through a Boundary Line Adjustment that is separate from this decision.

Permits approved under this decision: SUB2016-09321, CAPR2016-09365

Code titles applicable to this decision: BMC Titles 11, 12, 14, 15 and 22.

Environmental documents that evaluated the proposed project: SEPA Environmental Checklist, SEPA DNS Threshold Determination, Critical Areas Report, and all exhibits included in or referenced during the public hearing record from December 7, 2018.

Reconsideration Rights This Hearing Examiner Decision is final subject to the right of any party of record to file a written petition for reconsideration within 10 calendar days following the issuance of this Decision in accordance with the procedures of BMC 11.12.009. See BMC 11.12.009 for additional information and requirements regarding reconsideration.

Appeal rights: Pursuant to Section 11.14.008 BMC, the city's final decision on an application may be appealed by a party of record with standing to file a land use petition in Superior Court. Such petition must be filed within 21 days of issuance of this decision, as provided in Chapter 36.70C RCW.

Project Information: Project files, plans and documents are available for viewing (and copying at the requestor's cost) at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.

City of Bothell, 18415 101st Ave NE, Bothell 98011